

The subdivider will only be required to dedicate a maximum of 100 feet of right-of-way. In cases where over 100 feet of right-of-way is desired, the subdivider will be required only to reserve the amount in excess of 100 feet. In all cases in which right-of-way is sought for a fully controlled access facility, the subdivider will only be required to make a reservation. It is strongly recommended that subdivisions provide access to properties from internal streets, and that direct property access to major thoroughfares, principal and minor arterials, and major collectors be avoided. Direct property access to minor thoroughfares is also undesirable.

A partial width right-of-way, not less than sixty feet in width may be dedicated when adjoining undeveloped property that is owned or controlled by the subdivider; provided that the width of a partial dedication be such as to permit the installation of such facilities as may be necessary to serve abutting lots. When the said adjoining property is subdivided, the remainder of the full required right-of-way shall be dedicated.

B. Street Widths - Widths for street and road classifications other than local streets shall be as recommended by the Thoroughfare Plan. Width of local roads and streets shall be as follows:

1. Local Residential

Curb and Gutter section: 26 feet, face to face of curb
Shoulder section: 20 feet to edge of pavement, 4 foot shoulders

2. Residential Collector

Curb and Gutter section: 34 feet, face to face of curb
Shoulder section: 20 feet to edge of pavement, 6 foot shoulders

C. Geometric Characteristics - The standards outlined below shall apply to all subdivision streets proposed for addition to the State Highway System or Municipal Street System. In cases where a subdivision is sought adjacent to a proposed thoroughfare corridor, the requirements of dedication and reservation discussed under Right-of-Way shall apply.

1. Design Speed - The design speed for a roadway should be a minimum of 5 mph greater than the posted speed limit. The design speeds for subdivision type streets are shown on the following page.